

# APPROVED MEETING MINUTES

REGULAR MEETING OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, MARCH 8, 2010

1. CONVENE: 7:03 p.m.
2. FLAG SALUTE: Board Member Kohlstand
3. ROLL CALL:  
**Present:** President Ezzy Ashcraft, Vice-President Autorino,  
Board members Cunningham, Kohlstrand, and Zuppan.  
  
**Absent:** Board Members Cook, and Lynch

4. MINUTES:

Minutes from the meeting of February 22, 2010 (Pending)

5. AGENDA CHANGES AND DISCUSSION:  
None.

6. STAFF COMMUNICATIONS:

## Written Report

### **6-A** Future Agendas

Staff presented an overview of future Planning Board hearings.

### **6-B** Zoning Administrator Report

Staff noted the Zoning Administrator meeting of March 2, 2010 was canceled due to a lack of items.

## Oral Report

None

7. ORAL COMMUNICATIONS:

None

8. CONSENT CALENDAR:

**8-A Density Bonus Ordinance – Applicant – City of Alameda.** Proposed caps and limits on concessions and/or incentives for Density Bonus Projects on sites in a

residential zone district or a site with a general plan land use designation of residential. **Staff is requesting a continuance of this item to the Regular Planning Meeting of March 22, 2010.**

Approved 4-0 (Board member Zuppan arrived after the vote)

9. REGULAR AGENDA ITEMS:

- 9-A Parcel Map – PLN09-0185 – 2318 Pacific Avenue – Italo Calpestri.** The applicant is proposing the subdivision of an existing parcel into two lots and seeks a recommendation that the City Council approve the proposed Parcel Map. A Parcel Map is required pursuant to AMC 30-78. **Approved 5-0**

The Planning Services Manager presented the project.

Board member Kohlstand asked if structures built on the parcels would be subject to design review.

The Planning Services Manager responded yes.

President Ezzy Ashcraft asked if the Buddhist Temple, across from the site, has parking.

The Planning Services Manager stated it wasn't clear from records at the meeting if parking was provided.

President Ezzy Ashcraft questioned the staff analysis that the project would not result in negative impacts on the surrounding neighborhood when it has not yet been decided what will be placed on the vacant parcel.

The Planning Services Manager responded that any project built on the site will need to go through the Design Review process at which time neighbors and concerned citizens will have the opportunity to comment on the project and proposed use for the buildings.

Board member Kohlstand stated that she feels that the proposed subdivision is a very positive use of an under utilized property. She questioned the zoning designation in the General Plan which calls for Medium Density Residential and asked if the owner could build a commercial project on the site.

The Planning Services Manager stated that you could with the underlying zoning on the property. If the zoning is changed to a residential designation, as currently anticipated, development would be limited to residential

Italo Calpestri, the applicant spoke in support of the project.

President Ezzy Ashcraft closed the public comment period.

President Ezzy Ashcraft pointed out a typographical error on the top of page 3, paragraph 6, the word “acceptance” should be “exception”.

Board member Cunningham motioned to approve staffs recommendation to the City Council to approve the Parcel Map, seconded by Board member Kohlstrand . Motion passes 5-0.

10. WRITTEN COMMUNICATIONS:

None.

11. BOARD COMMUNICATIONS:

None.

12. ADJOURNMENT: 7:37 p.m.